



A CHARACTERFUL TWO BEDROOMED BLIND BACK TO BACK, SITUATED IN THIS POPULAR AND HIGHLY CONVENIENT CUL-DE-SAC POSITION, A SHORT WALK TO LOCAL SHOPS, HYDE PARK PICTURE HOUSE, THE UNIVERSITIES & CITY CENTRE. Ideal as an on-going investment concern, currently let until 31st July 2021 @ £7,821 p/a and we understand, re-let until Summer 2022 (awaiting full tenancy details). The spacious gas centrally heated and double glazed accommodation comprises a lounge and modern fitted kitchen with both rooms having attractive bespoke fitted wooden venetian style shutters, a basement, a double bedroom and a large bathroom with modern suite and separate shower enclosure on the first floor and a further light and airy double bedroom on the top floor with a velux window and window to the rear elevation. The sale is subject to the buyer retaining the current lettings management agent until at least the existing tenancy agreements.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cellar

Approx. 11.5 sq. metres (123.8 sq. feet)

Ground Floor

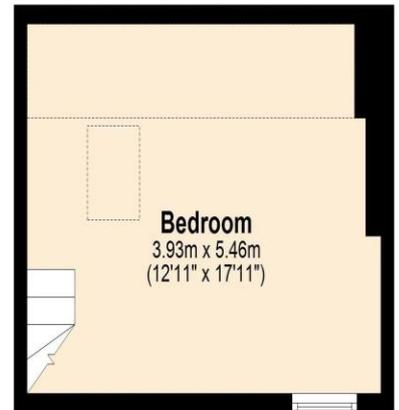
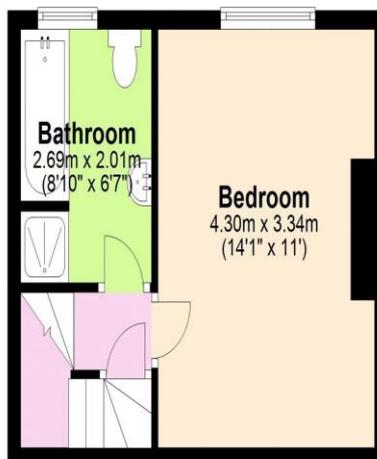
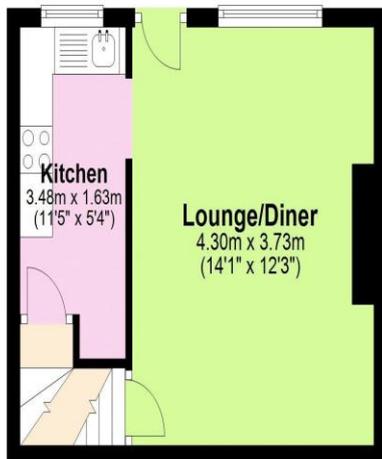
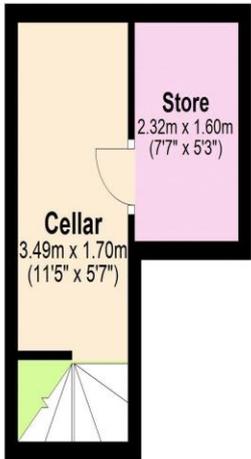
Approx. 23.7 sq. metres (254.6 sq. feet)

First Floor

Approx. 24.2 sq. metres (261.0 sq. feet)

Attic

Approx. 21.5 sq. metres (230.9 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

LOCATION

Travelling from Headingley on Cardigan Road, turn left onto Harold Terrace, Spring Grove View is on the right.

Council Tax Band

A

TENURE

Freehold.

POSSESSION

Subject to existing tenancy agreements.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property